

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

.....
IN RE:

**WILLIAM R. FLETCHER
AKA WILLIAM FLETCHER,**

DEBTOR.
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CASE NO. 5-18-04165-PMM

CHAPTER 7

REPORT OF PRIVATE SALE OF REAL PROPERTY

1. DATE OF SALE: June 15, 2021
2. TRUSTEE: Mark J. Conway
3. PURCHASER: My Green Acres, Inc., 153 Broadway, Lynbrook, NY 11563.
4. BRIEF DESCRIPTION OF ASSET/PROPERTY ADDRESS: Real Property - 180 and 219 GAF Lake Road, Windsor, Broome County, New York.
5. CONTRACT SALES PRICE: \$168,394.00 (See attached HUD-1 Page 1, Lines 101 and 401)
6. GROSS SALES PRICE: \$169,775.05 (See attached HUD-1 Page 1, Line 420)
7. NET TO SELLER: \$61,167.69 (See attached HUD-1 Page 1, Line 603)
8. OTHER COSTS: \$108,607.36 (See attached HUD-1 Page 1, Lines 520, 602)
9. NET AMOUNT REALIZED BY THE ESTATE: \$61,167.69.

LAW OFFICES OF MARK J. CONWAY, P.C.

DATE: June 16, 2021

/s/ Mark J. Conway
MARK J. CONWAY, ESQ.
502 South Blakely Street
Dunmore, PA 18512
(570) 343-5350

IN RE:

**WILLIAM R. FLETCHER
AKA WILLIAM FLETCHER,**

DEBTOR.

CHAPTER 7

I, Constance Norvilas, Paralegal, hereby certify that on this 16th day of June, 2021, I electronically filed the foregoing with the Clerk of the Bankruptcy Court using the CM/ECF system which sent notification of such filing to the following Filing Users at the following e-mail addressed:

LAW OFFICES OF MARK J. CONWAY, P.C.

Case 5:18-bk-04165-PMM Doc 99 Filed 06/16/21 Entered 06/16/21 09:20:21 Desc
Main Document Page 2 of 4

HUD - 1 UNIFORM SETTLEMENT STATEMENT

OMB Approval No. 2502-0265

A. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT			SETTLEMENT STATEMENT	
B. TYPE OF LOAN			6. File Number:	7. Loan Number:
1. <input checked="" type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv. Unins		
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv. Ins		8. Mortgage Insurance Case Number	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. NAME AND ADDRESS OF BORROWER:		E. NAME, ADDRESS AND TIN OF SELLER:		F. NAME AND ADDRESS OF LENDER:
My Green Acres, Inc. 153 Broadway Lynbrook, NY 11563		Mark Conway, Chapter 7 Trustee 502 South Blakely Street Dunmore, PA 18512		CASH DEAL
G. PROPERTY LOCATION:		H. SETTLEMENT AGENT NAME, ADDRESS AND TIN		
180 and 219 GAF Lake Road Windsor, NY 13865		Leasure, Gow, Munk & Rizzuto 101 Jefferson Avenue, Endicott, NY 13760		
Lot 164.02-1-27.1 Block 148.03-2-13.12		I. SETTLEMENT DATE		06/15/2021
		FUNDING DATE		06/15/2021

J. SUMMARY OF BORROWER'S TRANSACTION		K. SUMMARY OF SELLER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BORROWER:		400. GROSS AMOUNT DUE TO SELLER:	
101. Contract sales price	168,394.00	401. Contract sales price	168,394.00
102. Personal property		402. Personal property	1.00
103. Settlement charges to borrower (Line 1400)	2,400.00	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408. Assessments	
109. Town: \$1.58/day x 199 days	314.42	409. Town: \$1.58/day x 199 days	314.42
110. Town: \$4.47/day x 199 days	889.53	410. Town: \$4.47/day x 199 days	889.53
111. School: \$3.07/day x 15 days	46.05	411. School: \$3.07/day x 15 days	46.05
112. School: \$8.67/day x 15 days	130.05	412. School: \$8.67/day x 15 days	130.05
120. GROSS AMOUNT DUE FROM BORROWER	172,174.05	420. GROSS AMOUNT DUE TO SELLER	169,775.05

200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER:		500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
201. Deposit or earnest money	5,000.00	501. Excess deposit	
202. Principal amount of new loan(s)		502. Settlement charges to seller (Line 1400)	108,607.36
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504.	
205.		505.	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes		510. City/town taxes	
211. County taxes		511. County taxes	
212. Assessments		512. Assessments	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY/FOR BORROWER	5,000.00	520. TOTAL REDUCTION AMOUNT DUE SELLER	108,607.36

300. CASH AT SETTLEMENT FROM/TO BORROWER		600. CASH AT SETTLEMENT FROM/TO SELLER	
301. Gross amount due from borrower (Line 120)	172,174.05	601. Gross amount due to seller (Line 420)	169,775.05
302. Less amount paid by/for borrower (Line 220)	5,000.00	602. Less reduction in amount due seller (Line 520)	108,607.36
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	167,174.05	603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	61,167.69

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: * HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; * Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; * Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full

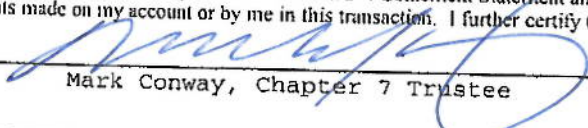
disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

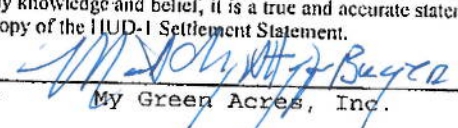
The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality

L. SETTLEMENT CHARGES

700. TOTAL SALES/BROKER'S COMMISSION based on price \$ 168,394.00 @		PAID FROM BORROWER'S FUNDS AT SETTLEMENT	PAID FROM SELLER'S FUNDS AT SETTLEMENT
Division of Commission (line 700) as follows:			
701. \$ to Exit Realty \$168,394.00 @ 3% = \$5,051.82			
702. \$ to Linda Kent \$168,394.00 @ 3%=\$5,051.82			
703. Commission paid at Settlement			
704.			10,103.64
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee \$			
802. Loan Discount \$			
803. Appraisal Fee to			
804. Credit report to			
805. Lender's Inspection Fee to			
806.			
807.			
808.			
809.			
810.			
811.			
812.			
813.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest from 06/15/2021-07/01/2021			
902. Mortgage Insurance Premium for			
903. Hazard insurance Premium for			
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER			
1001. Hazard insurance			
1002. Mortgage insurance			
1003. City Property Taxes			
1004. County Property Taxes			
1005. Annual assessments			
1006.			
1007.			
1008. Aggregate Accounting Adjustment		0.00	
1100. TITLE CHARGES			
1101. Settlement or closing fee to			
1102. Abstract or title search to			
1103. Title Examination to			
1104. Title insurance binder to			
1105. Document preparation to			
1106. Notary fees to			
1107. Attorney's fees to Leasure, Gow, Munk & Rizzuto (buyer) (includes line numbers:		1,000.00	
1108. Title Insurance to Leasure, Gow, Munk & Rizzuto (includes line numbers:		885.00	
1109. Lender's coverage \$ Premium \$ 0.00			
1110. Owner's coverage \$ Premium \$ 0.00			
1111. Wire Fee to Leasure Gow Munk Rizzuto			
1112. Expedited Courier/Postage/Mail Charges to Leasure Gow Munk Rizzuto		50.00	50.00
1113. Bring down search to Closing Estimated		100.00	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES		150.00	
1201. Recording fees: Deed \$ 90.00 Mortgage \$ Release \$		90.00	
1202. City/ctny tax/stamps: Deed \$ Mortgage \$			
1203. State tax/stamps: Deed \$ 842.50 Mortgage \$			842.50
1204. E & A Form (Buyer)/TP-584 (Seller) to Broome County Clerk		125.00	10.00
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey to			
1302. Pest inspection to			
1303. Back Taxes 180 GAF to BC Director of OMB			
1304. Back Taxes 219 GAF to BC Director of OMB			44,179.12
1305. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM			45,839.36
1306. 2021 Town of Windsor Tax Bill (with school relevy) to BC Director of CM			1,981.71
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,400.00	5,601.03
CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, the			108,607.36

CERTIFICATION: I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I received a copy of the HUD-1 Settlement Statement.

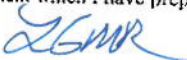
Seller  Mark Conway, Chapter 7 Trustee

Borrower  My Green Acres, Inc.

Seller

Borrower

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds disbursed or to be disbursed by the undersigned as part of the settlement of this transaction.



06/15/2021

Settlement Agent Leasure, Gow, Munk & Rizzuto

Date

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

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